File #: <u>2019-078</u>

Owner's Name: WBC 106, LLC

Applicant: Island Construction

Management, Inc.

Agent: Amie Owens, Don Horton, or

Alexia Gandarilla

Type of Application: FLUM Map Amendment

Key: Key Largo

RE #: 00531770.000000 00531780.000000

00531790.000000 00531800.000000

00531810.000000 00531820.000000

00531830.000000 00531840.000000

00531850.000000 00531860.000000

00531880.000000 00531890.000000

00531900.000000 00531910.000000

00531920.000000

Monroe County, Florida





Future Land Use Map (FLUM) Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: \$6,090.00 (plus \$850 for the BOCC adoption hearing)

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

*In addition to the application fee, the following fees also apply:*Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

	Month Day Year			
Applicant / Agent A	Authorized to Act for 1	Property Owner: (As	gents must provide notarized authorization f	rom all property owners.)
Island Constructio	n Management	Aı	nie Owens, Alexia Gandarilla and	or Don Horton
Applicant (Name of P	Person, Business or Organ		Name of Person Submitting	
	y #9 Tavernier, FI 3307			
Mailing Address (Stre	eet, City, State and Zip Co	ode)		
305.852.9607		305.522.2062	amie_owens@bellsouth.net	don@icm.build
Work Phone	Home Phone	Cell Phone	Email Address	
Property Owner:	(Business/Corp must include o	documents showing who ha	s legal authority to sign.)	
WBC 106, LLC		E	d and/or Donna Webb	
(Name/Entity)			Contact Person	
	Highway Key Largo, Floet, City, State and Zip Co			
	coi, city, state and zip co	nuc)		
305.451.9216			flwebbs@aol.com	
Work Phone	Home Phone	Cell Phone	Email Address	

Page 1 of 9

Date of Request: ____/__/

15 Lots See attached "Exhibit 'A" for legal descriptions Block Subdivision Key Name See attached Exhibit A for RE# Real Estate (RE) Number Alternate Key Number Street Address Approximate Mile Marker Current Future Land Use Map Designation(s): Conservation (C) Proposed Future Land Use Map Designation(s): Commercial (COMM) Current Land Use District Designation(s): Suburban Residential (SR) Total Land Area Affected by Proposed FLUM (in acres): 1.6 Tier Designation(s): Tier Is the property located within the Military Installation Area of Impact (MIAI): Yes No Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development): Vacant Land Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary): The proposed development would be consistent with the purpose of the COMM future land use category (MCCP Policy 101.4.21), which is to provide for the establishment of commercial zoning districts where various types of commercial retail; highway oriented sales and services; commercial recreation; light industrial; public, institutional and office uses may be permitted at intensities which are consistent with the community character and the natural environment. The commercial zoning districts established within this category are intended to serve the immediate vicinity or serve the Upper or Lower subareas. This category is not intended to accommodate transient or permanent residential development. In order to prevent environmentally sensitive lands the following development controls shall apply to all Tier I lands within this land use category: 1. only low intensity commercial uses shall be allowed; and 2, a maximum floor area ration of 0.15 shall apply.

Legal Description of Property (if in metes and bounds, please attach separate sheet):

Page 2 of 9 March 2017

The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

	le the net change in density for the proposed FLUM amendment. Is there a proposed se? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if ary):
The	requested change will not increase residential density, as it will only allow for
	led storage facility. No residential uses are contemplated or allowed in the
<u>requ</u>	ested zoning category.
Princi _] Statute	sistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the cles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida e. Please describe how the proposed text amendment is consistent with each of the following additional sheets if necessary):
1)	The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:
	*** See attached sheet

Page 3 of 9 March 2017

2)	The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:
	The proposed FLUM change will restore the correcvt FLUM catagory and re-establis non-residential uses
	that historically occupied this site.
3)	Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:
	Subject property is served by water and sewer and previously had electric.
	The property is situated where there will be minimal impact on north and
	southbound traffic and as previously determined at other sites, traffic
	patterns on enclosed storage is minimal.
Λì	The proposed amendment is consistent with the Principles for Guiding Development for
4)	the Florida Keys Area, Section 380.0552(7), Florida Statute: The proposed FLUM change will reduce residential density as previously
	noted and allow for uses compatible with the adjoining neighborhood and th
	adjacent non-residential corridor.
	·

Page 4 of 9 March 2017

The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1)	based
	The proposed change does not contemplate any residential uses and will
	only benefit the existing surrounding residents as enclosed storage is in
	shortage. ***
2)	
	This change should not result in any impact in the surrounding area and
	should only accommodate the existing and surrounding residential uses.
3)	Data errors, including errors in mapping, vegetative types and natural features: It is believed by the applicant that due to the permitted and historic previous
	uses on these lots, the FLUM on these properties should have continued to
	accommodate non-residential uses.
	accommodate non-residential uses.
45	
4)	New issues: In order to accomodate the proposed devleopment and to comply with the
	code on buffering requirements the applicant has purchased a considerable
	amount of land from the DOT that will be added to these parcels.
	amount of fand from the DOT that will be added to these pareers.
5)	Recognition of a need for additional detail or comprehensiveness:
	This request should rectify the previous mapping error.

Page 5 of 9 March 2017

o) Data.	apantes.						
N/	Ά						
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•					`		
						-	
In no event s	hall an amendn	nent he annrov	ed which will	result in an ac	dverse commu	nity change of	
	area in which						
			-		•		
	mmuniKeys m				menament wo	outa not result	
in an adverse	community ch	ange (attach ad	aitional sheets	ii necessary):		4 4 41	
i nere sn	ould be no a	idverse chan	ige to the si	urrounding	communiti	es aue to tne	;
previous	uses on this	site. This	change shou	ıld only ac	commodate	the surroun	ding
residenti	al areas with	n minimal in	apact to tra	ffic and no	ise.		
					 		
*	*	*	*	*	*	*	

6) Data undates:

Applicants submitting an application for a FLUM amendment shall participate in a <u>concept</u> <u>meeting</u> with the Planning and Environmental Resources Department, as indicated in Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a <u>county-wide impact</u>. If the proposal is determined to have a <u>county-wide impact</u>, a public meeting with the Board of County Commissioners ("Impact Meeting") prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the Impact Meeting and provide proof of proper notice to the Planning Director.

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.

Page 6 of 9 March 2017

Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

All of the following must be submitted in order to have a complete application submittal: (Please check as you attach each required item to the application)

Completed application form (unaltered and unbout

- Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
- Proof of ownership (i.e., Warranty Deed)
- Ownership Disclosure Form
- Current Property Record Card(s) from the Monroe County Property Appraiser
- 🛚 Location map
- Photograph(s) of site(s) from adjacent roadway(s)
- Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area
- Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included
- Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

Page 7 of 9 March 2017

If a	pplicable,	the following n	iust be subn	nitted in order 1	o have a con	iplete applicat	ion submittal:
X	Notarized property)	Agent Authoriz	ation Letter ((note: authorizatio	n is needed fro	m all owner(s) o	of the subject
\square	Traffic St defined ar		y a licensed t	traffic engineer (required if ap	plication affec	ts specific and
	traffic stu		funds depos	the cost of exper sited will be retu	_	~	
				eview of the ap t reserves the r			
		Additional fe	es may appl	y pursuant to t	ne approved	fee schedule.	
	*	*	*	*	*	*	*
Has	s a previou	s application b	een submitt	ed for this site(s	s) within the	past two years	? 🗆 Yes 🗆 N
Is th	ere a pendin	g code enforceme	nt proceeding	; involving all or a	portion of the	parcel(s) propose	ed for
deve	elopment?	☐ Yes ☐ No	Code Case	e file #		Describe the e	nforcement
proc	eedings and	if this application	n is being sub	mitted to correct	he violation:		
	. <u> </u>						, <u></u>

Page 8 of 9 March 2017

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Date:
STATE OF FLORIDO
Sworn to and subscribed before me this
as identification. ANNA RICHARDS Notary Public - State of Florida Commission # FF 236357 My Comm. Expires Sep 26, 2019 Bonded through National Notary Assn. Print. Type or Stamp Commissioned Name of Notary Public

Send complete application package to:

My commission expires:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Page 9 of 9 March 2017

Attachment "A"

1.	RE#: 00531770-000000;	AK#: 1650943;	Lot 1 Blk 1, BC Moreno Sub
2.	RE #: 00531780-000000;	AK#: 1650951;	Lot 2 Blk 1, BC Moreno Sub
3.	RE #: 00531790-000000;	AK #: 1650960;	Lot 3 Blk 1, BC Moreno Sub
4.	RE #: 00531800-000000;	AK #: 1650978;	Lot 4 Blk 1, BC Moreno Sub
5.	RE #: 00531810-000000;	AK #: 1650986;	Lot 5 Blk 1, BC Moreno Sub
6.	RE#: 00531820-000000;	AK #: 1650994;	Lot 6 Blk 1, BC Moreno Sub
7.	RE #: 00531830-000000;	AK #: 1651001;	Lot 7 Blk 1, BC Moreno Sub
8.	RE #: 00531840-000000;	AK #: 1651010;	Lot 8 Blk 1, BC Moreno Sub
9.	RE #: 00531850-000000;	AK #: 1651028;	Lot 9 Blk 1, BC Moreno Sub
10.	RE #: 00531860-000000;	AK #: 1651036;	Lot 10 Blk 1, BC Moreno Sub
11.	RE #: 00531880-000000;	AK #: 1651052;	Lot 12 Blk 1, BC Moreno Sub
12.	RE #: 00531890-000000;	AK #: 1651061;	Lot 13 Blk 1, BC Moreno Sub
13.	RE #: 00531900-000000;	AK #: 1651079;	Lot 14 Blk 1, BC Moreno Sub
14.	RE #: 00531910-000000;	AK #: 1651087;	Lot 15 Blk 1, BC Moreno Sub
15.	RE #: 00531920-000000;	AK #: 1651095;	Lot 16 Bik 1, BC Moreno Sub

1. **Section 163.2511(d) states ... State urban policies should guide the state, regional agencies, local governments, and the private sector in preserving and redeveloping existing urban cores and promoting the adequate provision of infrastructure, human services, safe neighborhoods, educational facilities, and economic development to sustain these cores into the future... this request will likely promote human services and perhaps allow for storage in a controlled environment. This area is in an X flood zone and as such all storage that is located out of a floodway will not have to be hauled away in the event of a storm. (e) Successfully revitalizing and sustaining the urban cores is dependent on addressing, through an integrated and coordinated community effort, a range of varied components essential to a healthy urban environment, including cultural, educational, recreational, economic, transportation, and social service components 163.3177 (6)(a)(2c) states a comp plan must consider undeveloped land- we believe an error occurred during the .planning process that led to this property to be incorrectly zoned as SR and FLUM'd as C. This property is in a US-1 commercial corridor thus should have been zoned C1 and FLUM'd COMM in 1986. (6)(a) 2g also lead us (the applicant) to opine that if comparable with adjacent land uses this property should be C1/COMM. 163.3177 encourages a mix of residential and non-residential uses within walking and biking distances. This change will meet this requirement. 163.3178- Nonresidential uses create less of an impact on communities during an emergency event as there are no full time residents onsite. These building can be built with flood resistant walls and features not permitted residentially. Thus this change is consistent with 163.3178 and 163.3180. The proposed change should not adversely impact LOS standards set forth in MC Comp plan. In fact if successful in changing the current FLUM and zoning the non-residential uses will likely decrease some traffic in the MC comp plan. In fact if successful in changing this current FLUM and zoning the non-residential uses will likely decrease some traffic in the surrounding area since the non-residential uses proposed will be accessible by bike and pedestrians from the neighborhood. 163.3184. The process in 163.3184 is being adhered to through this en-devour. We have coordinated DEP, DOT, USFWCC and other state agencies. We believe we have and will comply with 163.3184

Detail by Entity Name

Florida Limited Liability Company WBC106, LLC

Filing Information

Document Number

L05000050952

FEI/EIN Number

20-2967546

Date Filed

05/18/2005

State

FL

Status

ACTIVE

Principal Address

101631 OVERSEAS HIGHWAY KEY LARGO, FL 33037

Mailing Address

101631 OVERSEAS HIGHWAY KEY LARGO, FL 33037

Changed: 03/24/2008

Registered Agent Name & Address

WEBB, EDWARD G 101631 OVERSEAS HIGHWAY KEY LARGO, FL 33037

Authorized Person(s) Detail

Name & Address

Title MGRM

WEBB, EDWARD G 101631 OVERSEAS HWY KEY LARGO, FL 33037

Title MGRM

WEBB, DONNA R 101631 OVERSEAS HWY KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2017	04/17/2017
2018	03/12/2018
2019	03/21/2019

Document Images

03/21/2019 ANNUAL REPORT	View image in PDF format
03/12/2018 ANNUAL REPORT	View image in PDF format
04/17/2017 ANNUAL REPORT	View image in PDF format
01/28/2016 ANNUAL REPORT	View image in PDF format
01/27/2015 ANNUAL REPORT	View image in PDF format

Doc# 1538506 08/30/2005 12:56PM Filed & Recorded in Official Records of MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return to: JOE MIKLAS, ESQ. JOE Miklas, P.A. P.O. BOX 366 Islamorada, FL 33036 08/30/2005 12:55PM DEED DOC STAMP CL: RHONDA \$2,695.00

Doc# 1538606 Bk# 2147 Pg# 511

Parcel ID Number: 00531770.000000, et seq.

Warranty 1

This Indenture, Made	this 26th	day of	Augus	t	, 2005 A.D.,	Between	
J.A. LaRocco Ente under the laws of				tion orga	nized and e	xisting	
of the County of Monroe			,	State of Flo	rida	, grantor,	and
WBC106, LLC, a Fl whose address is: P.O. Box							
of the County of Monroe			,	State of Flo	rida	, grantee.	}
Witnesseth that the GRANT							
and other good and valuable granted, bargained and sold to	consideration to the said GRANTE	GRANTOR	in hand paid by	GRANTEE, the cessors and assign	ns forever, the followin	reby acknowledged g described land, s	l, has
lying and being in the County of	Monroe			State of Flo	rıda	to wit:	
Lots 1, 2, 3, 4 B.C. MORENO'S Si in Plat Book 1, Florida	UBDIVISIO	N, acco	ording to	the Plat	thereof, a	s recorded	1
Subject to restany, and taxes	rictions, subsequen	reserv t to 20	vations an 004.	nd easeme	nts of reco	rd, if	
•							

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

STATE OF Florida COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 2 day of August ,2005 by John A. LaRocco, President of J. A. LaRocco Enterprises, Inc., a Florida Corporation, on behalf of the corporation

he is personally known to me or he has produced his Florida driver's ligense as identification.

MONROE COUNTY OFFICIAL PUBLIC RECORD

Printed Name:

Notary Publi

My Commission Expires:

MY COMMISSION # DD 146875

EXPIRES: October 27, 2008

1 aser Generated by #1 Display Systems, Inc. 2008. (864) 764-5555 Form FILMON-200-3-NOTARY FIL Notary Service & Bonding, Inc.

MONROE COUNTY, FLORIDA PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in
common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such
interest. (Use additional sheets if necessary):

Name and Address	% of Ownership

• If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

Name and Address	% of Ownership

Page 1 of 2 03/2013

If the property is in the name of a TRUSTEE, list the beneficiaries of interest. (Use additional sheets if necessary):	f the trust with the percentage of
Name and Address	% of Ownership
* In the case of a trust, the four largest beneficiaries must also sign th	ne affidavit.
If the property is in the name of a GENERAL or LIMITED PART general and/or limited partners. (Use additional sheets if necessary):	NERSHIP, list the name of the
Name and Address	% of Ownership
170/100 01/00 120/01/000	
If there is a CONTRACT FOR PURCHASE, with an individual Trustee, or a Partnership, list the names of the contract purchaser stockholders, beneficiaries, or partners. (Use additional sheets if necessity)	s below, including the officers,
Name and Address	% of Ownership
* Please provide date of contract If any contingency clause or contract terms involve additional partie if a corporation, partnership, or trust. (Use additional sheets if necess	
Name and Address	
Name and Address	
By signing this form, the signer certifies that he or she is a personformation contained in the form, and that to the best of his or her is true, complete and accurate.	
inted Name / Signature of Person Completing Form:	no Cullet
ate of Florida, County of Monroe	
day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me this day of the foregoing instrument was acknowledged before me the foregoing was acknowledged before me the f	of State of the st
ANNA RICHARDS Notary Public State of Florida	cnires
Page 2 of 2 My Comm. Expires Sep 26. 20 Bonded through National Notary	03/2013



Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID

00531770-000000

Account# Property ID 1650943 1650943

Millage Group

500K

Location Address

OVERSEAS Hwy, KEY LARGO

Legal Description

BK 1 LT 1 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

Property Class Subdivision

VACANT RES (0000) B C MORENO SUBD

Sec/Twp/Rng

01/61/39

Affordable Housing

No

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$7,813	\$7,813	\$7,805	\$7,813
= Just Market Value	\$7,813	\$7,813	\$7,805	\$7,813
= Total Assessed Value	\$5,533	\$5,030	\$4,573	\$4,158
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,813	\$7,813	\$7,805	\$7,813

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$385,000	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

Permits

Number ♦	Date Issued ♦	Date Completed ♦	Amount	Permit Type 🕏	Notes ‡
9630387	2/1/1996	9/1/1996	\$1		FENCE

View Tax Info

View Taxes for this Parcel

Мар



TRIM Notice

Trim Notice

2018 Notices Only

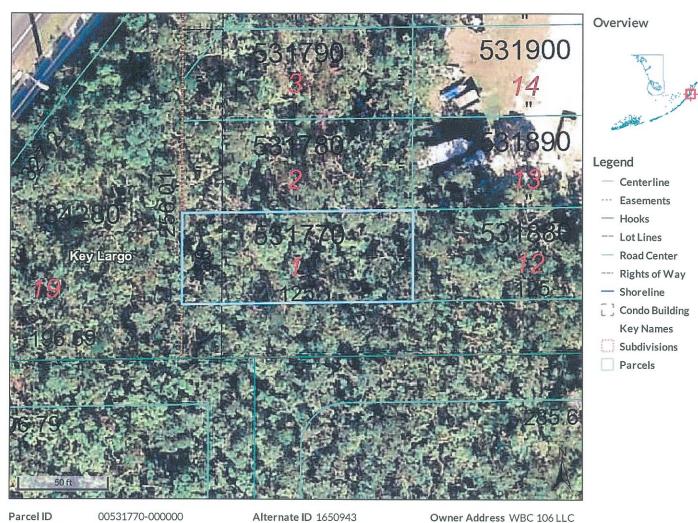
No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the



Last Data Upload: 4/16/2019, 5:25:36 AM

Version 2.2.13



VACANTRES

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Parcel ID Sec/Twp/Rng 00531770-000000

01/61/39

Property Address OVERSEAS Hwy

KEY LARGO

District

Pt of Key Largo

Brief Tax BK 1 LT 1 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)

Class

Date created: 4/16/2019 Last Data Uploaded: 4/16/2019 5:25:36 AM





Disclaimer

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Summary

Parcel ID 00531780-000000 Account# 1650951 Property ID 1650951

Millage Group 500K

Location Address VACANT LAND, KEY LARGO

Legal Description BK 1 LT 2 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood 1956

Property Class VACANT RES (0000)
Subdivision B C MORENO SUBD

Sec/Twp/Rng 01/61/39 Affordable No

Affordable Housing

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$7,813	\$7,813	\$7,805	\$7,813
= Just Market Value	\$7,813	\$7,813	\$7,805	\$7,813
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,813	\$7,813	\$7,805	\$7,813

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

View Tax Info

View Taxes for this Parcel

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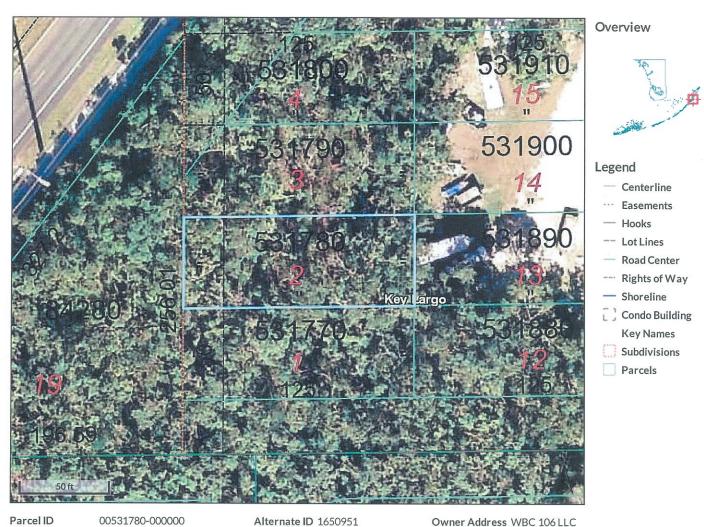
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Parcel ID Sec/Twp/Rng 00531780-000000

01/61/39

Property Address VACANT LAND

KEY LARGO

District

Brief Tax

Pt of Key Largo

BK 1 LT 2 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

VACANTRES

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)

Class

Date created: 4/16/2019

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Summary

Parcel ID 00531790-000000 Account# Property ID

1650960 1650960 500K

Millage Group

VACANT LAND, KEY LARGO Location Address Legal Description

1956

No

BK 1 LT 3 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

Property Class Subdivision

VACANT RES (0000) **BCMORENO SUBD** Sec/Twp/Rng 01/61/39

Affordable Housing

Owner

WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$O	\$0	\$0	\$0
+ Market Misc Value	\$O	\$0	\$0	\$0
+ Market Land Value	\$7,800	\$7,800	\$7,800	\$7,802
= Just Market Value	\$7,800	\$7,800	\$7,800	\$7,802
= Total Assessed Value	\$3,741	\$3,401	\$3,092	\$2,811
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,800	\$7,800	\$7,800	\$7,802

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,240.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

View Tax Info

View Taxes for this Parcel

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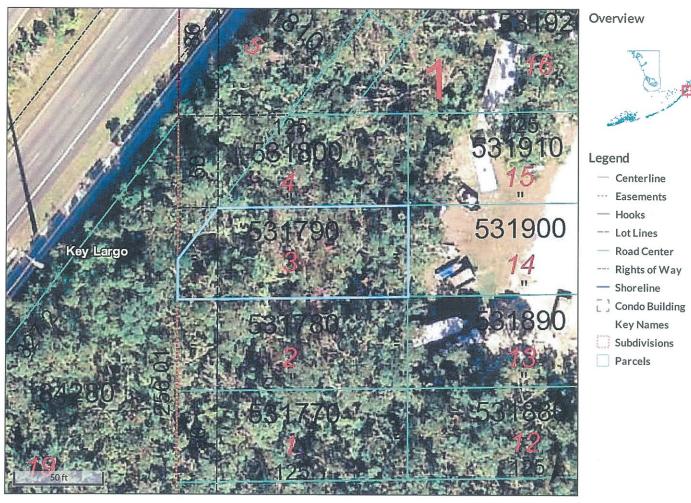
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Alternate ID 1650960

VACANTRES

Class

Parcel ID Sec/Twp/Rng 00531790-000000

01/61/39

Property Address VACANT LAND

KEY LARGO

District

Pt of Key Largo

Brief Tax

BK 1 LT 3 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

Owner Address WBC 106 LLC

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)

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Summary

Parcel ID Account# 00531800-000000

Property ID

1650978 1650978

Millage Group

500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 4 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

(Note: Not to be used on legal documents.)

Neighborhood 1956

Property Class Subdivision

VACANT RES (0000) **BCMORENO SUBD**

Sec/Twp/Rng

01/61/39

Affordable Housing

No

Owner

WBC 106 LLC 101631 OVERSEAS HWY

KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$6,152	\$6,152	\$6,150	\$6,152
= Just Market Value	\$6,152	\$6,152	\$6,150	\$6,152
= Total Assessed Value	\$2,808	\$2,553	\$2,321	\$2,110
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$6,152	\$6,152	\$6,150	\$6,152

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	4,687.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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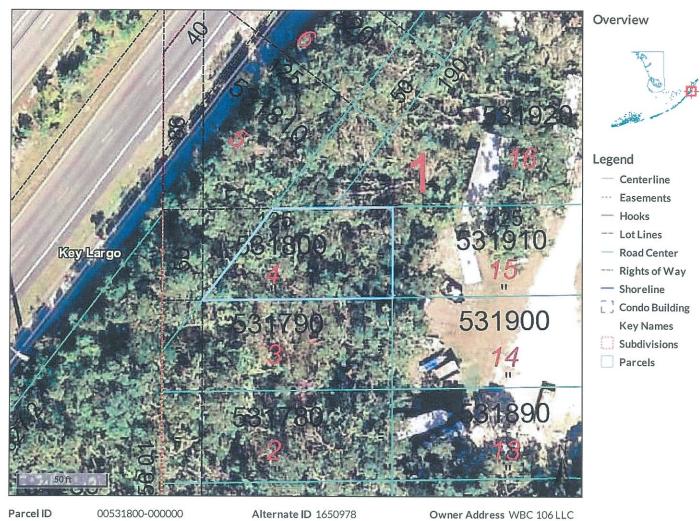
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Parcel ID Sec/Twp/Rng 00531800-000000

01/61/39 Property Address VACANT LAND

KEY LARGO

District Pt of Key Largo **Brief Tax**

BK 1 LT 4 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

101631 OVERSEAS HWY

KEY LARGO, FL 33037

VACANT RES

Description OR2084-1440 OR2147-511

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Class

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Summary

 Parcel ID
 00531810-000000

 Account#
 1650986

 Property ID
 1650986

 Millage Group
 500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 5 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood 1956

Property Class Subdivision VACANT RES (0000) B C MORENO SUBD

Sec/Twp/Rng Affordable 01/61/39 No

Housing

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$2,238	\$2,238	\$2,233	\$2,235
= Just Market Value	\$2,238	\$2,238	\$2,233	\$2,235
= Total Assessed Value	\$595	\$541	\$492	\$448
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,238	\$2,238	\$2.233	\$2 235

Land

Land Use	Number of Units	Unit Type	Frontage	Depth	
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,000.00	Square Foot	0	0	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Map



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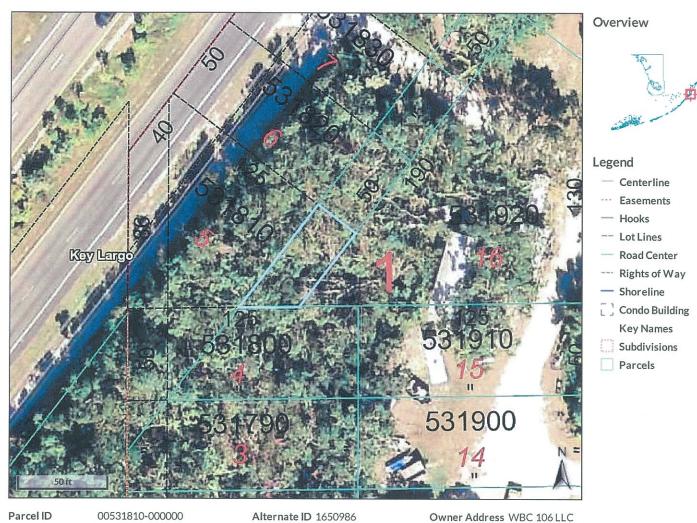
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VACANT RES

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Parcel ID

00531810-000000

Sec/Twp/Rng 01/61/39 Property Address VACANT LAND

KEY LARGO

District

Pt of Key Largo **Brief Tax** BK 1 LT 5 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

Description OR2084-1440 OR2147-511

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Summary

Parcel ID 00531820-000000 Account# 1650994 Property ID 1650994 Millage Group 500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 6 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

1956

Property Class Subdivision

VACANT RES (0000) **B C MORENO SUBD**

Sec/Twp/Rng Affordable

01/61/39 No

Housing

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$O	\$0	\$0	\$0
+ Market Misc Value	\$O	\$0	\$0	\$0
+ Market Land Value	\$2,500	\$2,500	\$2,498	\$2,500
= Just Market Value	\$2,500	\$2,500	\$2,498	\$2,500
= Total Assessed Value	\$748	\$680	\$618	\$562
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,500	\$2,500	\$2,498	\$2,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,250.00	Square Foot	50	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Map



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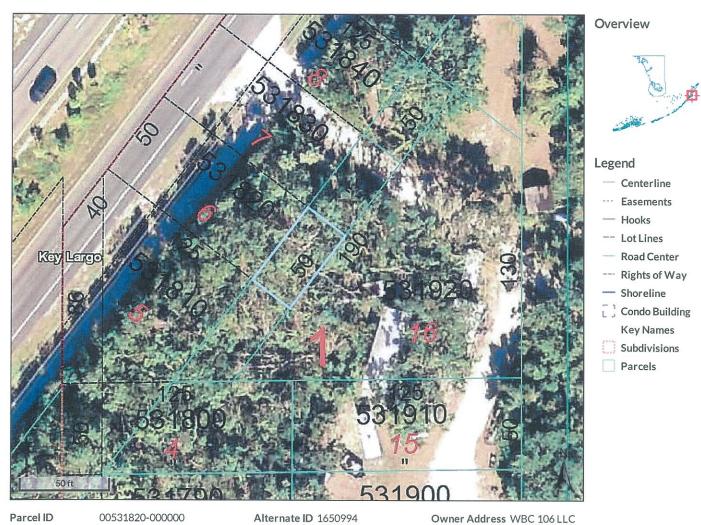
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Parcel ID Sec/Twp/Rng 00531820-000000

01/61/39

Property Address VACANT LAND

KEY LARGO

District Pt of Key Largo

Brief Tax BK 1 LT 6 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

VACANT RES

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Class

Description OR2084-1440 OR2147-511

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Summary

Parcel ID

00531830-000000

Account# Property ID 1651001 1651001

Property ID Millage Group

500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 7 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

1956

Property Class Subdivision VACANT RES (0000) B C MORENO SUBD

Sec/Twp/Rng Affordable 01/61/39 No

Housing

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,214	\$1,214	\$1,214	\$1,056
+ Market Land Value	\$2,500	\$2,500	\$2,498	\$2,500
= Just Market Value	\$3,714	\$3,714	\$3,712	\$3,556
= Total Assessed Value	\$2,805	\$2,550	\$2,318	\$2,108
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,714	\$3,714	\$3,712	\$3,556

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,250.00	Square Foot	50	25

Yard Items

Description	Year Built	Roll Year	Quantity	Units .	Grade
CH LINK FENCE	1982	1983	1	1200 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Parcel ID

00531830-000000

Sec/Twp/Rng 01/61/39

Property Address VACANT LAND

KEY LARGO

District Pt of Key Largo

Brief Tax BK 1 LT 7 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

Class

Alternate ID 1651001

VACANTRES

Owner Address WBC 106 LLC

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Description OR2084-1440 OR2147-511

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Summary

Parcel ID

00531840-000000

Account# Property ID 1651010 1651010

Millage Group

500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 8 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

Property Class

VACANT RES (0000)

Subdivision Sec/Twp/Rng B C MORENO SUBD 01/61/39

Affordable Housing

No

1956

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$O	\$0	\$0	\$0
+ Market Misc Value	\$O	\$0	\$0	\$0
+ Market Land Value	\$2,500	\$2,500	\$2,498	\$2,500
= Just Market Value	\$2,500	\$2,500	\$2,498	\$2,500
= Total Assessed Value	\$748	\$680	\$618	\$562
- School Exempt Value	\$O	\$0	\$0	\$0
= School Taxable Value	\$2,500	\$2,500	\$2,498	\$2,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,250.00	Square Foot	50	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

View Tax Info

Map



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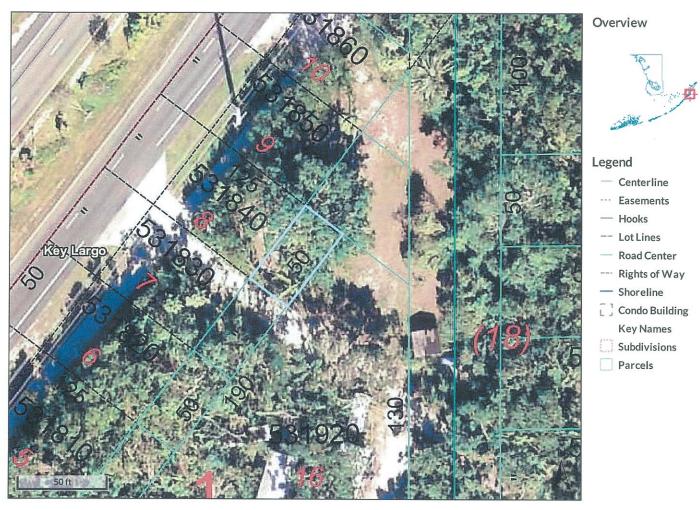
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00531840-000000 01/61/39

Property Address VACANT LAND KEY LARGO

Alternate ID 1651010
Class VACANT RES

Owner Address WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

District

Pt of Key Largo

Brief Tax

BK 1 LT 8 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)





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Summary

Parcel ID

00531850-000000

Account# Property ID 1651028 1651028

Property ID Millage Group 1651028 500K

Location Address

105635 OVERSEAS Hwy, KEY LARGO

Legal Description

BK 1 LT 9 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-51

(Note: Not to be used on legal documents.)

Neighborhood

1956

Property Class Subdivision VACANT RES (0000) B C MORENO SUBD

Sec/Twp/Rng

01/61/39

Affordable Housing No

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$O	\$0	\$0	\$0
+ Market Misc Value	\$1,687	\$1,757	\$1,898	\$1,705
+ Market Land Value	\$2,551	\$2,551	\$2,551	\$2,553
= Just Market Value	\$4,238	\$4,308	\$4,449	\$4,258
= Total Assessed Value	\$3,456	\$3,142	\$2,856	\$2,597
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,238	\$4,308	\$4,449	\$4,258

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,300.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	2012	2013	1	950 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

Permits

Number ‡	Date Issued ♦	Date Completed ♦	Amount ♦	Permit Type ◆	Notes ♦
12301374	4/4/2012	7/12/2012	\$1		FENCE

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Parcel ID

00531850-000000

Sec/Twp/Rng 01/61/39

Property Address 105635 OVERSEAS Hwy

KEY LARGO

District

Pt of Key Largo

Brief Tax

BK 1 LT 9 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

VACANTRES

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Class

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)





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Summary

Parcel ID

00531860-000000

Account# Property ID 1651036 1651036

Property ID Millage Group

500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 10 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

1956

Property Class Subdivision VACANT RES (0000) B C MORENO SUBD

Sec/Twp/Rng Affordable 01/61/39 No

Housing

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$O	\$0	\$0	\$0
+ Market Misc Value	\$O	\$0	\$0	\$0
+ Market Land Value	\$2,500	\$2,500	\$2,498	\$2,500
= Just Market Value	\$2,500	\$2,500	\$2,498	\$2,500
= Total Assessed Value	\$40	\$36	\$33	\$30
- School Exempt Value	\$O	\$0	\$0	\$0
= School Taxable Value	\$2,500	\$2,500	\$2,498	\$2,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,250.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	3	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed			2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed			2071	2133	M - Unqualified	Vacant

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00531860-000000 01/61/39

Property Address VACANT LAND

KEY LARGO

District Pt of Key Largo **Brief Tax**

BK 1LT 10 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

101631 OVERSEAS HWY

KEY LARGO, FL 33037

VACANT RES

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)

Class





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Summary

Parcel ID

00531880-000000

Account# Property ID 1651052 1651052

Millage Group

500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 12 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/1267 OR2084-1440 OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

Property Class

VACANT RES (0000) Subdivision

BCMORENO SUBD

Sec/Twp/Rng

01/61/39

Affordable Housing No

Owner

WBC 106 LLC

101631 OVERSEAS HWY

KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$7,813	\$7,813	\$7,805	\$7,813
= Just Market Value	\$7,813	\$7,813	\$7,805	\$7,813
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,813	\$7,813	\$7,805	\$7.813

Land

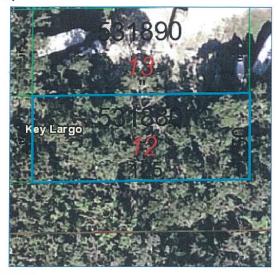
Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$300,000	Warranty Deed		2071	2133	M - Unqualified	Improved

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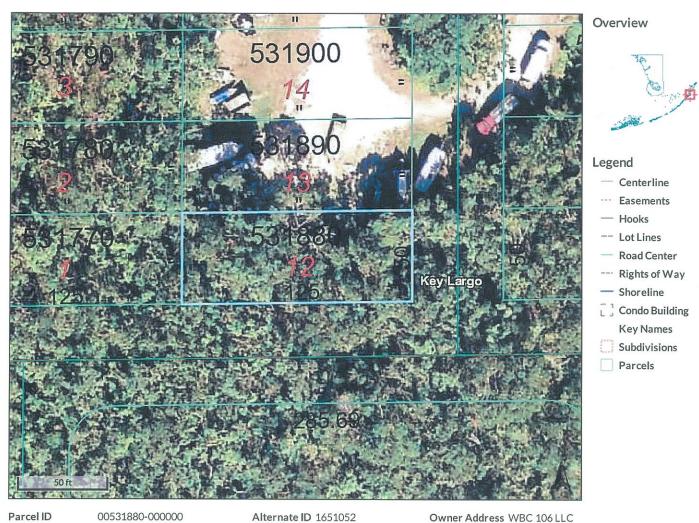
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00531880-000000

01/61/39

Property Address VACANT LAND

KEY LARGO

District

Pt of Key Largo

Brief Tax

BK 1 LT 12 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/1267 OR2084-

101631 OVERSEAS HWY

KEY LARGO, FL 33037

VACANTRES

Description 1440 OR2147-511

(Note: Not to be used on legal documents)

Class





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Summary

Parcel ID

00531890-000000

Account# Property ID 1651061 1651061

Millage Group

500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 13 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

1956

Property Class

VACANT RES (0000) **B C MORENO SUBD**

Subdivision Sec/Twp/Rng

01/61/39

Affordable

Housing Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$20,313	\$20,313	\$20,292	\$20,313
= Just Market Value	\$20,313	\$20,313	\$20,292	\$20,313
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$20,313	\$20.313	\$20,292	\$20.313

Land

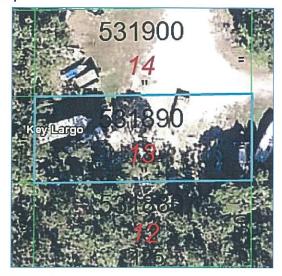
Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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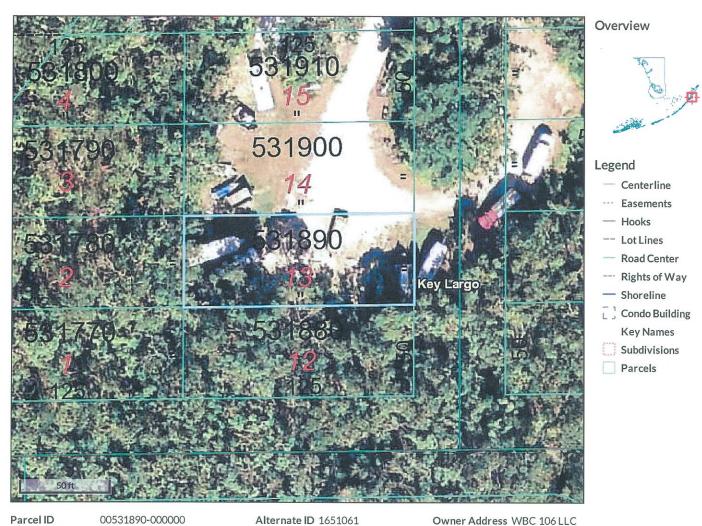
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00531890-000000

01/61/39

Property Address VACANT LAND

KEY LARGO

District

Pt of Key Largo

Brief Tax

BK 1 LT 13 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

101631 OVERSEAS HWY

KEY LARGO, FL 33037

VACANT RES

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)

Class





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Summary

Parcel ID

00531900-000000

Account# Property ID 1651079 1651079

Millage Group

500K

Location Address

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 14 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

1956

Property Class Subdivision VACANT RES (0000) B C MORENO SUBD

Sec/Twp/Rng

01/61/39

Affordable Housing

No

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$20,313	\$20,313	\$20,292	\$20,313
= Just Market Value	\$20,313	\$20,313	\$20,292	\$20,313
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$20,313	\$20,313	\$20,292	\$20.313

Land

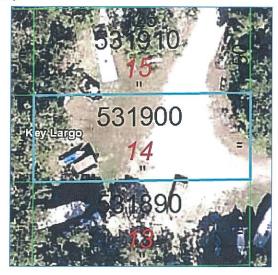
Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

View Tax Info

Map



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Alternate ID 1651079

VACANT RES

Class

Owner Address WBC 106 LLC

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Parcel ID

00531900-000000

Sec/Twp/Rng 01/61/39

Property Address VACANT LAND

KEY LARGO

District Pt of Key Largo

Brief Tax

BK 1 LT 14 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 Description OR2084-1440 OR2147-511

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Summary

Parcel ID

00531910-000000

Account#

1651087 1651087

Property ID

500K

Millage Group **Location Address**

VACANT LAND, KEY LARGO

Legal Description

BK 1 LT 15 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

1956

Property Class Subdivision

VACANT RES (0000) B C MORENO SUBD

Sec/Twp/Rng

01/61/39

Affordable Housing

No

Owner

WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$O	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$20,313	\$20,313	\$20,292	\$20,313
= Just Market Value	\$20,313	\$20,313	\$20,292	\$20,313
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$20,313	\$20,313	\$20,292	\$20,313

Land

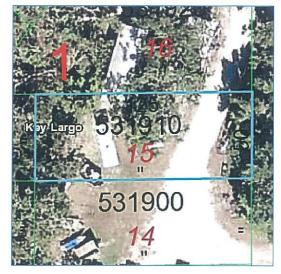
Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

View Tax Info

Map



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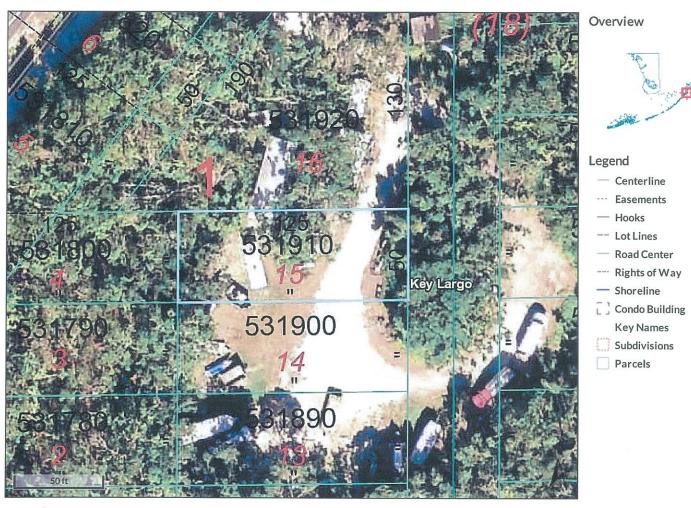
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00531910-000000

01/61/39

Property Address VACANT LAND **KEY LARGO**

Class

Alternate ID 1651087 **VACANT RES** Owner Address WBC 106 LLC

101631 OVERSEAS HWY

KEY LARGO, FL 33037

District

Pt of Key Largo

Brief Tax

BK 1 LT 15 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)





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Summary

Parcel ID

00531920-000000

Account# Property ID 1651095

Property ID Millage Group 1651095 500K

Location Address

105635 OVERSEAS Hwy, KEY LARGO

Legal Description

BK 1 LT 16 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440

OR2147-511

(Note: Not to be used on legal documents.)

Neighborhood

Property Class

VACANT RES (0000) B C MORENO SUBD

Subdivision Sec/Twp/Rng

01/61/39

Affordable Housing

No

1956

Owner

WBC 106 LLC

101631 OVERSEAS HWY KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$O	\$0	\$0	\$0
+ Market Land Value	\$30,098	\$30,098	\$29,902	\$29,926
= Just Market Value	\$30,098	\$30,098	\$29,902	\$29,926
= Total Assessed Value	\$8,148	\$7,407	\$6,734	\$6,122
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$30,098	\$30,098	\$29,902	\$29,926

Land

Land Use	Number of Units	Unit Type	Frontage	Depth	
RESIDENTIAL DRY UNPERMITTED (01DM)	14,700.00	Square Foot	0	0	

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

View Tax Info

Map



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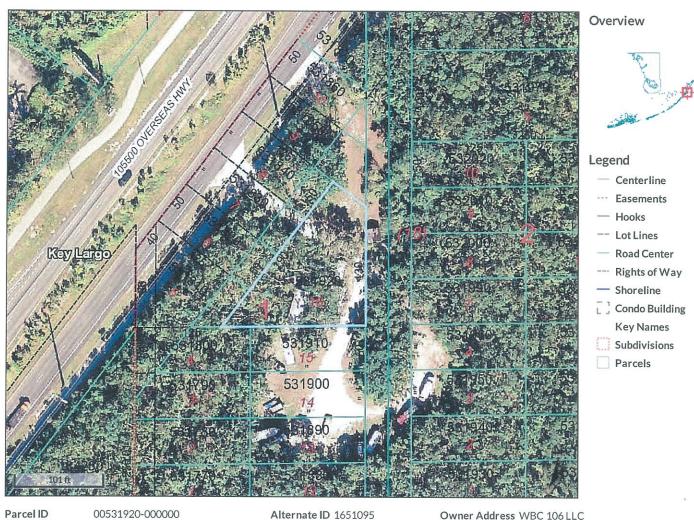
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00531920-000000

01/61/39

Property Address 105635 OVERSEAS Hwy

KEY LARGO

District Pt of Key Largo

Brief Tax BK 1 LT 16 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

VACANT RES

101631 OVERSEAS HWY

KEY LARGO, FL 33037

Description OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)









00084180-000200 HAMPSON JASON A 2401 Tilton Rd Port Saint Lucie, FL 34952

00532180-000000 **BOARD OF TRUSTEES OF THE 11TF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532050-000000 BOARD OF TRUSTEES OF THE 11TF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532170-000000 BOARD OF TRUSTEES OF THE 11TF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 MAIL STATION 115

00532160-000000 BOARD OF TRUSTEES OF THE IITF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00084160-000000 PEREZ-GILL JOSE J 6900 Sunset Dr Miami, FL 33143

00554050-000000 BD OF TR'S OF THE INT IMP TR FUND OF THE ST OF FL (FL PKS & MEM)-3900 COMMONWEALTH BLVD MAIL ST 108 TALLAHASSEE, FL 32399

00554040-000000 **BOARD OF TRUSTEES OF THE IITF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00554030-000000 BOARD OF TRUSTEES OF THE IITF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532200-000000 **BOARD OF TRUSTEES OF THE LITF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**



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00084180-000100 GARCIA DIANE J AND OSCAR N REV LIVING TR 8/12/05 120 W El Paseo St Denton, TX 76205

00531960-000000 THTF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532150-000000 THTF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00531990-000000 THTF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532120-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 MAIL STATION 115

00532060-000000 **BOARD OF TRUSTEES OF THE 11TF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532140-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532320-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532190-000000 **BOARD OF TRUSTEES OF THE 11TF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532100-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532000-000000 BOARD OF TRUSTEES OF THE 11TF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00531970-000000 **BROWN GEORGE L AND TOMOKO** 15640 SW 294TH TER HOMESTEAD, FL 33033

00532210-000000 PERPALL KATHRYN E CREDIT SHELT FAM TR AG 2/11/2000 624 ASHE ST KEY WEST, FL 33040

00084280-000000 MONROE COUNTY COMPREHENSIVE PLAN LAND **AUTHORITY** 1200 Truman Ave KEY WEST, FL 33040

00532260-000000 BD OF TR OF THE INT IMP TR FD OF THE ST OF FL C/O FLA DEPT OF ENV PROT DIV OF ST LANDS 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00531890-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00531880-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00532090-000000 THTF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532040-000000 **BOARD OF TRUSTEES OF THE JITF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532230-000000 WARNER L R %MARGERRY F WARNER **1801 BELLE CHASE CIRCLE TAMPA, FL 33634**

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00532340-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00554100-000000 BD OF TR'S OF THE INT IMP TR FUND OF THE ST OF FL (FL PKS & MEM)-3900 COMMONWEALTH BLVD MAIL ST

TALLAHASSEE, FL 32399

00532300-000000 **BOARD OF TRUSTEES OF THE 11TF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00084230-000000 CARROLL COLEMAN F BISHOP C/O ARCHDIOCESE OF MIAMI 9401 BISCAYNE BLVD Miami Shores, FL 33138

00531980-000000 THIF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 MAIL STATION 115

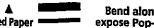
00532220-000000 PERPALL KATHRYN E CREDIT SHELT FAM TR AG 2/11/2000 624 ASHE ST KEY WEST, FL 33040

00531900-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00532701-040800 **AUSTIN GLENN M** 8 Swallow Rd KEY LARGO, FL 33037

00532130-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00531950-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**



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00532030-000000 BOARD OF TRUSTEES OF THE IITF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 MAIL STATION 115

00532270-000000 BOARD OF TRUSTEES OF THE 11TF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532240-000000 BD OF TR OF THE INT IMP TR FD OF THE ST OF FL C/O FLA DEPT OF ENV PROT DIV OF ST LANDS 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532280-000000 BOARD OF TRUSTEES OF THE I!TF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00554020-000000 THITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00531780-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00531930-000000 **BOARD OF TRUSTEES OF THE ITTF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532701-043000 FAVALORA JOHN C MOST REVEREND THE AS **ARCHBISHOP** 105500 OVERSEAS HWY KEY LARGO, FL 33037

00531940-000000 **BOARD OF TRUSTEES OF THE 11TF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532701-040700 **LOPEZ ELIEZER** 18459 Pines Blvd, Ste 233 Pembroke Pines, FL 33029 00554010-000000 BD OF TR'S OF THE INT IMP TR FUND OF THE ST OF 3900 COMMONWEALTH BLVD - MAIL STATION 108 TALLAHASSEE, FL 32399

00532290-000000 BOARD OF TRUSTEES OF THE IITF 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532701-041200 ARJONA ARAMIS A 16 SWALLOW RD KEY LARGO, FL 33037

00532080-000000 **BOARD OF TRUSTEES OF THE 11TF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532020-000000 THITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532070-000000 **BOARD OF TRUSTEES OF THE 11TF** 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 **MAIL STATION 115**

00532701-040100 HART GEORGE E 1361 SW 56th Ave PLANTATION, FL 33317

00531910-000000 **WBC 106 LLC** 101631 OVERSEAS HWY KEY LARGO, FL 33037

00531870-000000 DOT/ST.OF FL STATE ROAD DEPARTMENT TALLAHASSEE, FL 32399

00532701-041400 GOODRO MARGARET LORETTA 20 Swallow Rd KEY LARGO, FL 33037

00532701-040600 JOHNSTON-DICKENS JOAN W 4 Swallow Rd KEY LARGO, FL 33037

00532701-039500 RAUTIO AMY JEAN 19 Mockingbird Rd KEY LARGO, FL 33037

00532701-042200 JACOBSEN LAVENE KATRINA REV TRUST 06/14/2001) **4316 SE COVENTRY LN** STUART, FL 34997

00532701-040000 CALZADA ARMANDO 9 Mockingbird Rd KEY LARGO, FL 33037

00531770-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00532701-042900 FAVALORA JOHN C MOST REVEREND THE AS **ARCHBISHOP** 105500 OVERSEAS HWY KEY LARGO, FL 33037

00532701-041000 OVALLE SAMUEL 12 Swallow Rd KEY LARGO, FL 33037

00532701-041100 SISKO FRED J 14 SWALLOW RD KEY LARGO, FL 33037

00531850-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00531790-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

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00532110-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532701-042300 DALE STRINGER AND SON INC **405 LAGUNA AVE** KEY LARGO, FL 33037

00532701-040300 PORQUETT RANDALL S 2545 Britt Rd LAKELAND, FL 33810

00532310-000000 THITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532701-040200 **ELLSWORTH JOSHUA CHARLES** 5 Mockingbird Rd KEY LARGO, FL 33037

00532701-042500 DALE STRINGER AND SON INC **405 LAGUNA AVE** KEY LARGO, FL 33037

00532701-039800 STOKY AND STOKY LLC 103900 OVERSEAS SEAS HWY KEY LARGO, FL 33037

00532250-000000 BD OF TR OF THE INT IMP TR FD OF THE ST OF FL C/O FLA DEPT OF ENV PROT DIV OF ST LANDS 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00531860-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00531830-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00532010-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532701-039400 LOPEZ ABRAHAM 21 MOCKINGBIRD RD KEY LARGO, FL 33037

00532701-039600 CONNER CHARLES KENNETH 17 Mockingbird Rd KEY LARGO, FL 33037

00532330-000000 TIITF C/O DEP 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399

00532701-039900 SOSA GABRIEL 2835 W 72ND TER HIALEAH, FL 33018

00532701-042600 FAVALORA JOHN C MOST REVEREND THE AS ARCHBISHOP 105500 OVERSEAS HWY KEY LARGO, FL 33037

00532701-040400 NICHOLS FREDERICK AND DEBORAH **5055 TIGER CREEK RD** LAKE WALES, FL 33898

00531820-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00531800-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00531810-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00531920-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00532701-042700 FAVALORA BISHOP JOHN C 105500 OVERSEAS HWY KEY LARGO, FL 33037

00532701-040900 RICHARDS ANN 10 Swallow Rd KEY LARGO, FL 33037



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00531840-000000 WBC 106 LLC 101631 OVERSEAS HWY KEY LARGO, FL 33037

00532701-042800 FAVALORA JOHN C MOST REVEREND THE AS ARCHBISHOP 105500 OVÉRSEAS HWY KEY LARGO, FL 33037

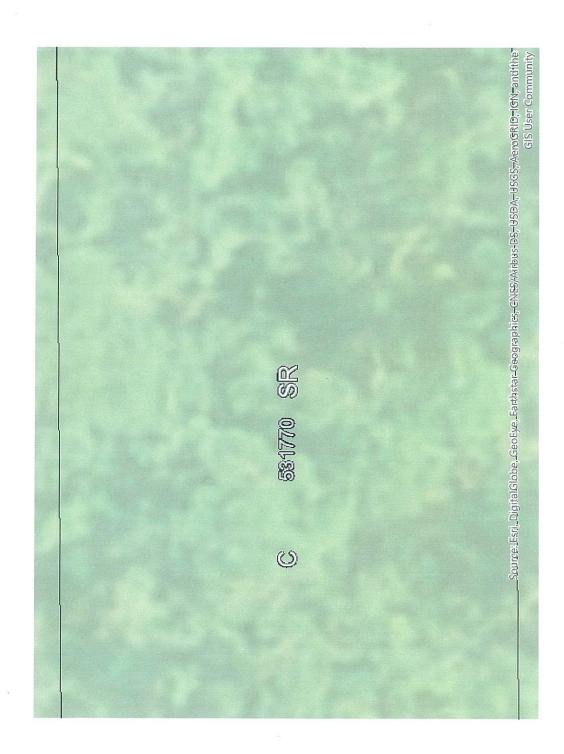
00084260-000200 MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY 1200 Truman Ave, STE 207 KEY WEST, FL 33040 00532701-043700 FAVALORA JOHN C MOST REVEREND THE AS ARCHBISHOP 105500 OVERSEAS HWY KEY LARGO, FL 33037

00532701-039700 ROMERO ROLANDO 15 MOCKINGBIRD RD KEY LARGO, FL 33037

00084220-000000 FAVALORA JOHN C MOST REVEREND AS ARC ARCHD MIAMI 105500 OVERSEAS HWY KEY LARGO, FL 33037

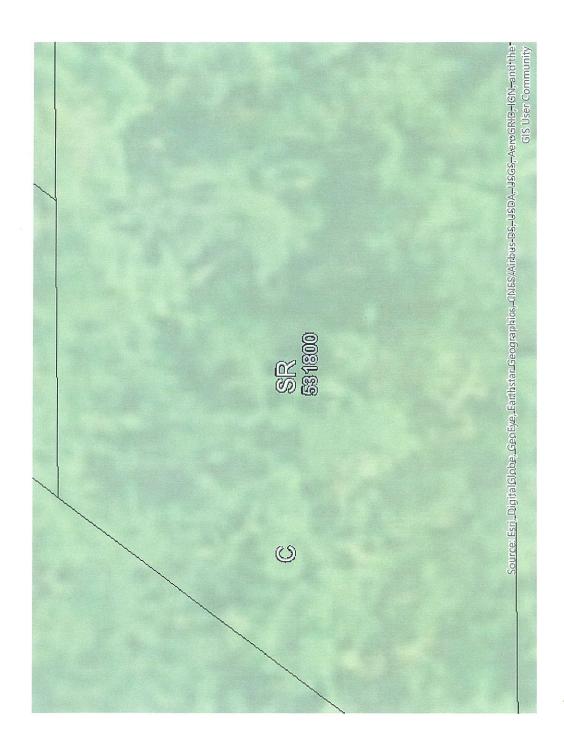
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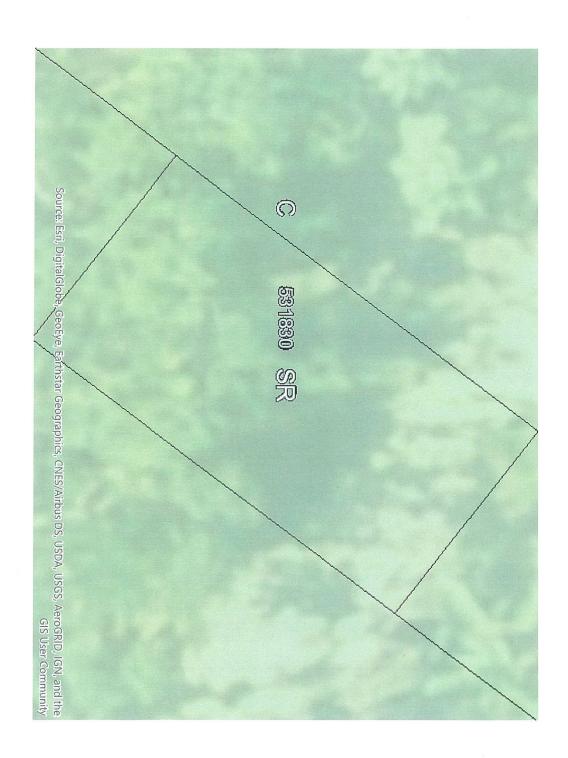


_Source:_Esri,_DigitalGlobe,_GeoEye,_Earthstar=Geographics,_GNES/Airbus-DS;-USDA;-USGS;-AeroGRID;-IGN;-andther GIS User Community 0 **531790SR**

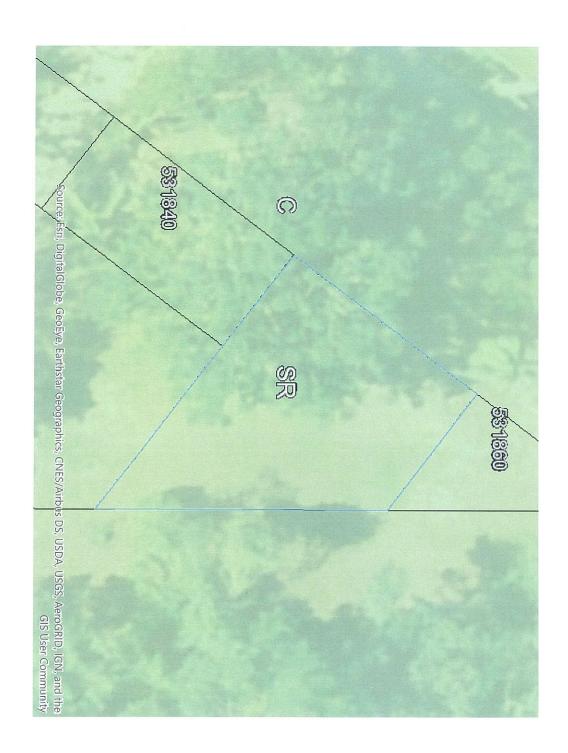


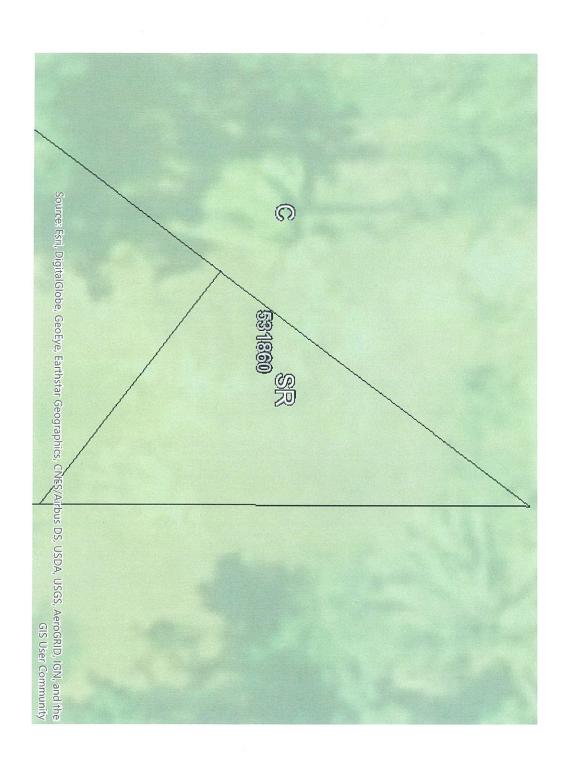




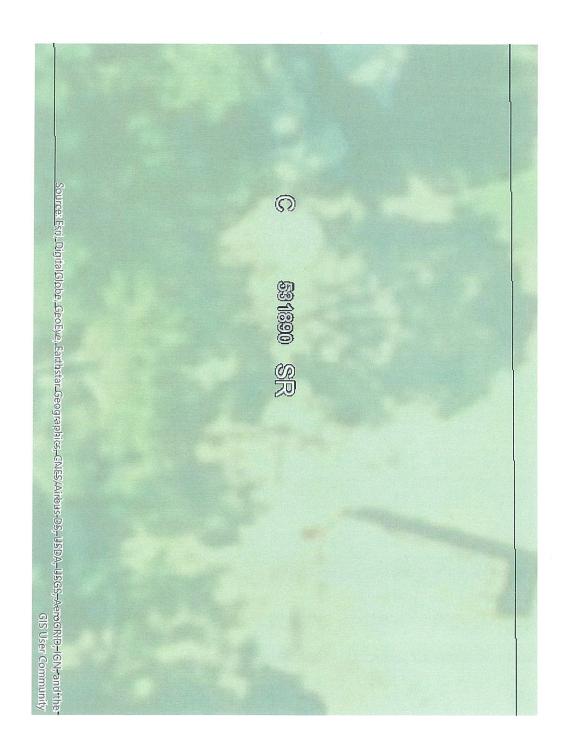






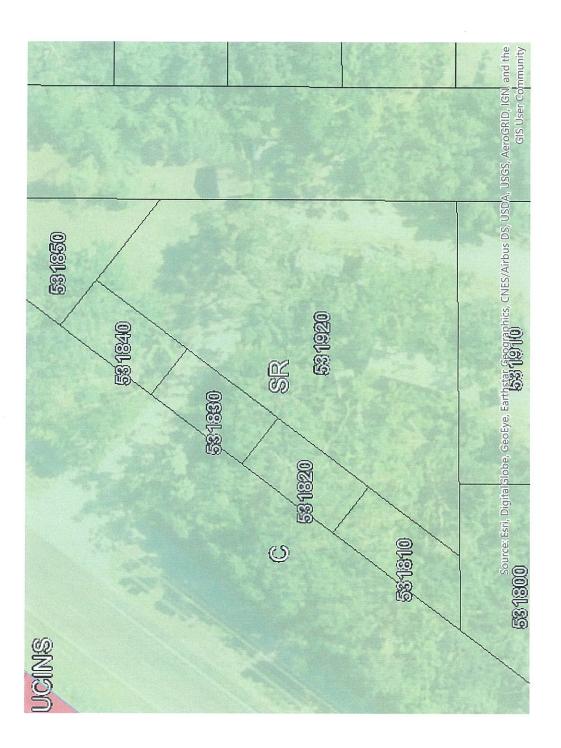






Source:_Esri,_DigitalGlobe,_GeoEye,,Earthstar=Geographics,_GNES//Airbus-DS,-USBA,-USGS,-AeroGRID,-IGN,-and-the-GIS User Community (D) 531900 SR





AGENT AUTHORIZATION FORM

Date of Authorization:///	
I hereby authorize Amie Owens, Don Horton, Alexia Gandarilla be listed as authorized agent (Print Name of Agent)	
representing WBC 106, LLC (Print Name of Property Owner(s)	for the application submission
of FLUM Amendment Application	
(List the Name and Type of applications for the authorization)	
for the Property described as: (if in metes and bounds, attach legal desc	
1-10; 12-16 1 Moreno	Key Largo
Lot Block Subdivision	Key (Island)
See attached Exhibit "A"	
Real Estate (RE) Number	Alternate Key Number
Street Address (Street, City, State & Zip Code)	Approximate Mile Marker
Authorized Agent Contact Information:	
88888 Overseas Highway #9 Tavernier, FI 33070	
Mailing Address (Street, City, State and Zip Code)	
305.852.9607 305.52	2.2062 amie_owens@bellsouth.net don@icm.build
Work Phone Home Phone Cell Phone	Email Address
This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.	
Note: Agents must provide a notarized authorization from ALL current property owners.	
Signature of Property Owner:	
Printed Name of Property Owner:	
STATE OF Tonda	COUNTY OF Manroe
Sworn to and subscribed before me this day of	20_18
by Dema Webb	, who is personally known to me OR produced
(Print Name of Person Making Statement) as identification. (Type of ID Produced) Signature of Notary Public My commission expires:	ANNA RICHARDS Notary Public - State of Florida Commission # FF 236357 My Comm. Expires Sep 26, 2019 Ronded through National Notary Asso Print, Type or Stamp Commissioned Name of Notary Public
IVIV COMMINSSION CADILES.	

Additional Information added to File 2019-078

End of Additional File 2019-078